



**NOTICE OF  
CITY OF CELINA  
PLANNING AND ZONING COMMISSION  
CELINA COUNCIL CHAMBERS  
302 W. WALNUT STREET  
TUESDAY, DECEMBER 15, 2015  
6:30 P.M.**

**AGENDA**

**I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**

**II. PLEDGE OF ALLEGIANCE:**

**III. CONSENT AGENDA:**

- A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on November 17, 2015.

**IV. DIRECTOR'S REPORT:**

- A. Report on City Council meeting items from December 7, 2015.

**V. AGENDA:**

- A. Consider and act upon a Construction Plat for Celina Village, approximately 3.59 acres situated in the John Willock Survey, Abstract No. 1055, Tract 1, Collin County, Texas and containing 18 residential lots and one (1) HOA/common area lot. The property is generally located north of FM 455 (Walnut Street), south of CR 994, west of N. Illinois Drive, and east of N. Florida Drive. (Celina Village)
- B. Consider and act upon a Construction Plat for Ownsby Farms Phase 1, approximately 72.85 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas and containing 205 residential lots and nine (9) common area lots, and generally located west of Preston Road (SH 289), north of Frontier Parkway, south of CR 83 and east of the BNSF Railroad. (Ownsby Farms Phase 1)
- C. Consider and act upon a Construction Plat for Parkside Phase 2, approximately 27.286 acres situated in the M.E.P. & P.R.R. Survey, Abstract No. 644, Collin County, Texas and containing 122 residential lots and four (4) common area lots, and generally located on the east side of FM 428, approximately 1,200 feet south of FM 455 and north of CR 56. (Parkside Phase 2)

**VI. ADJOURNMENT:**

"I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

Friday, December 11, 2015 at \_\_\_\_\_ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting."

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Helen-Eve Liebman, AICP  
Director of Planning & Development Services  
City of Celina, Texas

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Date Notice Removed

Celina City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



**CITY OF CELINA  
PLANNING AND ZONING COMMISSION MEETING  
CELINA COUNCIL CHAMBERS  
302 W. WALNUT STREET  
TUESDAY, NOVEMBER 17, 2015  
6:30 P.M.**

**MINUTES**

**I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**

*Vice Chairman Hangartner called the meeting to order at 6:31 p.m.*

*Commissioners present: Shelby Barley, Scott Cromwell, Ben Hangartner, and Mike Terry.*

*Commissioners absent: and Charles Haley, Jace Ousley, and Darron Schmitt.*

*Staff present: Helen-Eve Liebman, Director of Planning and Development Services; Brooks Wilson, Senior Planner; Billy Scazzero, Land Use Attorney.*

**II. PLEDGE OF ALLEGIANCE:**

*Vice Chairman Hangartner led those present in the salute to the flag.*

**III. CONSENT AGENDA:**

A. Consider and act upon the Minutes from the Regular Planning and Zoning Commission Meeting on October 20, 2015.

*Commissioner Barley moved to approve the Minutes.*

*Commissioner Terry seconded the motion.*

*Motion carried 4-yes; 0-no.*

**IV. DIRECTOR'S REPORT:**

*Director of Planning and Development Services Helen-Eve Liebman spoke on the items that came before the City Council on the November 10, 2015 meeting.*

**V. AGENDA:**

(A) The Celina Planning and Zoning Commission will conduct a public hearing to consider testimony and take action on a zoning amendment request for a ±6.017 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with a base zoning of R/O-Retail/Office. The property is in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, and is generally located on the west side of SH 289 (Preston Road) approximately 2,000 feet north of Frontier Parkway. (Kids R Kids and Hallford)

*Senior Planner Brooks Wilson presented the staff report and pointed out that the applicant had responded to the conditions included in the Commissioner's written staff report.*

*Vice Chairman Hangartner opened the public hearing.*

*Dale Bainum, 3541 Heritage Trail, Celina, Texas, requested that a deceleration lane be provided for the day care center.*

*Director of Planning and Development Services Helen-Eve Liebman pointed out that traffic questions are generally not considered as part of a rezoning request and that deceleration lanes are determined by the traffic flow numbers by the Engineering Department and TxDOT.*

*Mr. Bainum then asked what other uses are allowed on the tract should it not develop as mini warehouse.*

*Ms. Liebman pointed out that the underlying zoning was R/O-Retail Office and that the specific uses allowed on the tract are included in the Development Regulations.*

*Vice Chairman Hangartner closed the public hearing.*

*Commissioner Cromwell asked if the tract was under single ownership.*

*Ms. Wilson responded that the six acre tract is owned by Ray Hallford, but that he is selling off approximately two acres to the owners of the proposed day care.*

*Commissioner Terry moved to approve the Public Hearing Item A.*

*Commissioner Cromwell seconded the motion.*

*Motion carried 4-yes; 0-no.*

- (B) The Celina Planning and Zoning Commission will conduct a public hearing to consider testimony and take action on a zoning amendment request for a ±93.277 acre tract of land from AG-Agricultural zoning district to a PD-Planned Development zoning district, with a base zoning of MU-2 - Mixed Use Regional. The property is located in the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas and is generally located approximately 2,000 feet east of SH 289 (Preston Road), north of CR 100, and south of CR 134. (Littell 93)

*Brooks Wilson presented the staff report and pointed out that the Commission had reviewed and voted for this rezoning request at a previous meeting. However, due to a noticing error, staff was bringing the request back to the Commission so that all required noticing would be correct. No changes have been made to the request.*

*Vice Chairman Hangartner opened the public hearing.*

*Mr. David Barnes, 8914 CR 134, Celina, Texas, asked about the number of townhomes and multifamily units on the tract.*

*Ms. Wilson responded that the density for the townhome product is capped at nine units per acre and the multiple family units capped at twenty units per acre.*

*There being no other questions, Vice Chairman Hangartner closed the public hearing and called for a motion.*

*Commissioner Cromwell moved to approve the Public Hearing Item B, as conditioned in the staff report.*

*Commissioner Barley seconded the motion.*

*Motion carried 4-yes; 0-no.*

- (C) The Celina Planning and Zoning Commission will conduct a public hearing to consider testimony and take action regarding amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 14.01: General Provisions, Section 14.01.007, Definitions. (Barns)

*Helen-Eve Liebman presented the staff report and pointed out that barns being used for hobbyists and rented out for commercial parties were becoming an issue.*

*Vice Chairman Hangartner opened the public hearing. No one came forward to speak and Vice Chairman Hangartner closed the public hearing.*

*Commissioner Barley asked how many complaints have been received by staff.*

*Ms. Liebman responded that approximately a half dozen complaints have been voiced, including complaints from some City Council members.*

*Commissioner Barley stated that the use of barns for parties or other commercial uses is a police issue and is covered under other sections of the Code of Ordinances. He went on to say that requiring a property owner to show proof of an agricultural use before the construction of the barn may be problematic since the purchase of livestock would generally occur following the construction of the barn in which to house them.*

*Commissioner Terry asked if there was a minimum acreage for a barn use.*

*Ms. Liebman responded that the minimum acreage for a barn is two acres.*

*Commissioner Terry moved to deny the Public Hearing Item C.*

*Commissioner Barley seconded the motion.*

*Motion carried 3-yes; 1-no (Hangartner opposed the denial).*

- (D) The Celina Planning and Zoning Commission will conduct a public hearing to consider testimony and take action regarding amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Performance Standards, Section 14.05.229, Lighting.

*Brooks Wilson presented the staff report.*

*Vice Chairman Hangartner opened the public hearing. No one came forward to speak and Vice Chairman Hangartner closed the public hearing.*

*Commissioner Barley moved to approve the Public Hearing Item D, as conditioned in the staff report.*

*Commissioner Terry seconded the motion.*

*Motion carried 4-yes; 0-no.*

- (E) The Celina Planning and Zoning Commission will conduct a public hearing to consider testimony and take action regarding amendments to the City's Code of Ordinances Chapter 10: Subdivision Regulations, Division 4: Design Standards, to add a new Section 10.03.129 entitled "Median Landscaping."

*Brooks Wilson presented the staff report.*

*Vice Chairman Hangartner opened the public hearing.*

*Mr. Dale Bainum, 3541 Heritage Trail, Celina, Texas, asked if the funding mechanisms of PIDs and TIRZs did not cover the costs of median landscaping.*

*Ms. Liebman explained that while PIDs and TIRZs may cover the cost of some improvements, they do not necessarily cover the medians on boundary roads. In addition, the City has no mechanism for requiring median landscaping – the developers that have done so have acted voluntarily.*

*Mr. David Kalhoefer, 1308 Hunter Lane, Celina, Texas, asked about how the escrow account over time would keep up with rising costs of landscaping and labor – by the time the second developer was ready to install, the amount escrowed by the first developer may be short of the half required for completion of the project.*

*Ms. Wilson responded that if this happened, either the City would step in to equalize the costs or the design would be modified so that each developer paid an equal amount.*

*Vice Chairman Hangartner closed the public hearing and called for a motion.*

*Vice Chairman Hangartner moved to approve the Public Hearing Item E, as conditioned in the staff report.*

*Commissioner Cromwell seconded the motion.*

*Motion carried 4-yes; 0-no.*

- (F) The Celina Planning and Zoning Commission will consider and take action on a Construction Plat for Light Farms, Cypress Creek and Worthington Way, approximately 7.03 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167. (Light Farms)

*Brooks Wilson presented the staff report.*

*Vice Chairman Hangartner asked why the street name changed and exactly where that occurs.*

*Ms. Liebman responded that streets assigned as "north/south" and those assigned as "east/west" must have different names. The street name occurs on the curve at the intersection with proposed John Campbell Trail, also indicated by the diamond shape in the right-of-way.*

*Commissioner Terry moved to approve the Agenda Item F, as conditioned in the staff report.*

*Commissioner Cromwell seconded the motion.*

*Motion carried 4-yes; 0-no.*

*Prior to the consideration of Agenda Items G and H, Commissioner Terry recused himself due to a possible conflict of interest.*

- (G) Consider and act on a Final Plat for Creeks of Legacy Phase 1A, a ±59.906 acre tract of land situated in the WM. Davenport & F.D. Gary Surveys, Abstract No. 262 & 361, containing 212 residential lots and nine (9) HOA lots. The property is generally located north of Frontier Parkway (CR5), south of CR 7, east of CR 6 (Legacy Drive) and west of Dallas Parkway. (Creeks of Legacy)

*Brooks Wilson presented the staff report.*

*Commissioner Barley asked for a location of the plat.*

*Ms. Liebman showed the Commissioners the general location and stated that Clear Creek Parkway will extend to CR 6 (future Legacy Drive) and east to the Dallas North Tollway alignment.*

*Commissioner Barley moved to approve the Agenda Item G, as conditioned in the staff report.*

*Commissioner Cromwell seconded the motion.*

*Motion carried 3-yes; 0-no.*

- (H) Consider and act on a General Development Plan for Ownsby Farms, being ± 113.548 acres situated in the Collin County School Land #14 Survey, Abstract No. 167, and being 372 residential lots. The property is generally located west of Preston Road, north of Frontier Parkway, east of Dallas Parkway, and South of CR 53.

*Helen-Eve Liebman presented the staff report.*  
*Commissioner Barley moved to approve the Agenda Item H.*  
*Commissioner Cromwell seconded the motion.*  
*Motion carried 3-yes; 0-no.*

**VI. ADJOURNMENT:**

*There being no further business, Vice Chairman Hangartner adjourned the meeting at 7:51 p.m.*

\_\_\_\_\_  
Helen-Eve Liebman, AICP  
Director of Planning & Development Services  
City of Celina, Texas

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ben Hangartner, Vice Chairman  
Planning and Zoning Commission

\_\_\_\_\_  
Date



## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Helen-Eve Liebman, AICP,  
Director of Planning and Development Services  
Meeting Date: December 15, 2015  
Re: Director's Report

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THE FOLLOWING ITEMS WERE CONSIDERED AT THE DECEMBER 7, 2015 CITY COUNCIL MEETING:

### **Annexations:**

1. Approved the Wells South annexation.
2. Approved the CR 83 right-of-way annexation adjacent to Wells South.
3. Approved the CR 84 right-of-way annexation adjacent to Wells South.
4. Approved the Rolling Meadows annexation.
5. Conducted two public hearings on the May tract annexation.
6. Set the time and date for public hearings for two involuntary annexations of Tracts 10, 19, 34, 55, & 76 of Block 2, of the Collin County School Land Survey #15, Abstract No. 170 and being  $\pm 111.9710$  acres; and a  $\pm 34.62$  acre tract of land located in Tract 55 of the Coleman Watson Survey, Abstract No. 945.
7. Set the time and date for public hearings for the Parks at Wilson Creek annexation.
8. Approved a Pre-Annexation agreement with William and Wynelle Kleber.

### **Sutton Fields PID:**

1. Approved the dissolution of the existing Sutton Fields I Public Improvement District.

### **Wells South PID/TIRZ:**

2. Conducted a public hearing on the proposed assessments to be levied against the assessable property within the Wells South Public Improvement District (PID) and a final Service and Assessment Plan – no action taken.
3. Approved a Service and Assessment Plan and Major Improvement Area Assessment Roll for Wells South Public Improvement District; making a finding of Special Benefit to the property in the District, levying special assessments against property within the District and establishing a lien on such property; providing for payment of the Major Improvement Area Assessments.
4. Approved a Service and Assessment Plan and Neighborhood Improvement Area #1 Assessment Roll for Wells South Public Improvement District; making a finding of Special Benefit to the property in the District, levying special assessments against property within the District and establishing a lien on such property; providing for payment of the Neighborhood Improvement Area #1 Assessments.
5. Approved the Wells South PID Reimbursement Agreement.

6. Approved and authorized the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 for Wells South Public Improvement District Major Improvement Area Project and approving and authorizing related agreements.
7. Approved and authorized the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 for Wells South Public Improvement District Neighborhood Improvement Area #1 Project and approving and authorizing related agreements.
8. Approved the future release of portions of CR 83 and CR 84 roadway easements adjacent to Wells South.

**Zoning Cases:**

1. Approved the Wells South rezoning (from AG to PD-58).
2. Approved the Kids R Kids and Hallford rezoning. (from AG to PD-59)
3. Approved the Littell 93 rezoning. (from AG to PD-60)
4. Tabled the Westgate 96 Planned Development amendment (PD-45).

**Ordinance Amendments:**

1. Approved an amendment to the Subdivision Ordinance establishing median landscaping regulations.
2. Approved an amendment to the Zoning Ordinance revising exterior lighting standards.

**Plats:**

1. Approved the construction plat for Light Farms, Cypress Creek Way and Worthington Way rights-of-way.
2. Approved the final plat for Creeks of Legacy, Phase 1A, a ±59.906 acre tract of land encompassing 212 residential lots and nine (9) open space/common lots.
3. Approved the final plat for Creeks of Legacy, Phase 1C, a ±25.539 acre tract of land encompassing ninety-one (91) residential lots.

**Miscellaneous Items:**

1. Approved a variance for early construction on the Mustang Lakes Amenity Center prior to the lot being platted.
2. Approved the Home Builder Kiosk Sign Program and authorized the City Manager to enter into a contract with National Sign Plazas to facilitate the installation of informational signs in city-owned right-of-way to direct potential customers to residential developments within the City and Celina's ETJ.
3. Approved the prohibition of parking on the north side of the entire length of W. Cedar Street from the intersection of S. Arizona Drive to the intersection of S. Utah Street, the western side of the entire length of S. Utah Drive from the intersection of W. Cedar Street to the intersection of W. Sunset Boulevard/W. Carl Darnall Parkway, and the entire length of W. Sunset Boulevard/W. Carl Darnall Parkway.





**Planning & Development Services**  
City of Celina, Texas

**Memorandum**

**To:** The Celina Planning and Zoning Commission  
**CC:** Mike Foreman, City Manager  
**From:** Ben Rodriguez, Planner  
**Meeting Date:** December 15, 2015  
**Re:** Celina Village Construction Plat

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**Action Requested:**

Consider and act upon a Construction Plat for Celina Village, approximately 3.59 acres situated in the John Willock Survey, Abstract No. 1055, Tract 1, Collin County, Texas and containing eighteen (18) residential lots and one (1) HOA/common area lot. The property is generally located north of FM 455 (Walnut Street), south of CR 994, west of N. Illinois Drive, and east of N. Florida Drive.

**Background Information:**

Staff has reviewed the proposed Construction Plat has deemed it acceptable subject to the applicant addressing staff's remaining comments prior to being placed on a City Council agenda.

**Supporting Documents:**

- Construction Plat

**Board/Committee Recommendation:**

N/A

**Staff Recommendation:**

Staff recommends approval of the Construction Plat subject to the applicant addressing staff's remaining comments prior to being placed on a City Council agenda.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1022 or by email at [brodriguez@celina-tx.gov](mailto:brodriguez@celina-tx.gov).



CALLER 155.00 ACRES  
FRANCES B STELZER ESTATE  
J.B. STELZER ESTATE  
C.C. NO. 2018010898990  
P.R.C.C.T.

WILLOCK HILL ADDITION AMENDED PLAT  
CABINET H, PAGE 610  
P.R.C.C.T.

STANDARD NOTES

- 1) Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- 2) The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.
- 3) The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
- 4) The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.
- 5) HOA lot - Block A, Lot X - The ownership care and maintenance, of the common area lot is the responsibility of the Homeowners Association.

FLOOD NOTE:

This property lies in Zone X and no portion of this property lies within a 100 year flood plane according to the Flood Insurance Rate Map, Panel No. 49085C0110 J, Map Revision Dated June 2, 2009 as published by the Federal Emergency Management Agency.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60°27'10"	50.00'	52.76'	N 70°14'06" W	50.34'
C2	40°29'20"	50.00'	35.33'	N 59°17'39" E	34.60'
C3	40°29'20"	50.00'	35.33'	N 18°48'18" E	34.60'
C4	40°29'20"	50.00'	35.33'	N 21°41'02" W	34.60'
C5	36°39'39"	49.83'	31.88'	N 60°11'34" W	31.34'
C6	54°32'52"	50.00'	47.60'	S 56°59'18" W	45.82'

CALLER 5.00 ACRES  
JAMES HEPTIG  
&  
TEDDY MALTEZOS  
C.C. NO. 20070904001222180

N 89°44'23" E 525.45'

15' ALLEY

BLOCK A

STREET A

BLOCK B

CHRISTINA JONES  
C.C. NO. 95-0041527

JACK SMITH  
C.C. NO. 94-0060288

BILL NORRIS  
VOL. 1887, PG. 132

BILLIE HUDDLESTON  
C.C. NO. 97-0001104

BLOCK 87  
PERKINS ADDITION  
VOL. 40, PG. 310

PROPERTY LOCATION STATEMENT:

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

Signature of Mayor

Date of Approval

ATTEST:

City Secretary

Date

RECOMMENDED BY:

PLANNING AND ZONING COMMISSION  
CITY OF CELINA, TEXAS

SIGNATURE OF CHAIRPERSON

DATE OF RECOMMENDATION

APPROVED BY:

CITY COUNCIL CITY OF CELINA, TEXAS

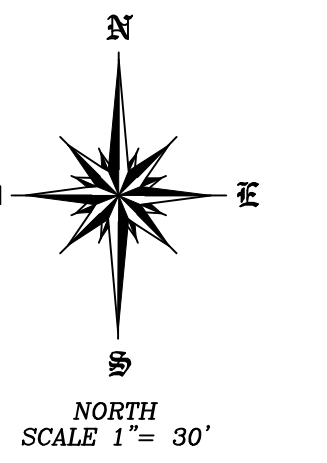
SIGNATURE OF MAYOR

DATE OF APPROVAL

ATTEST:

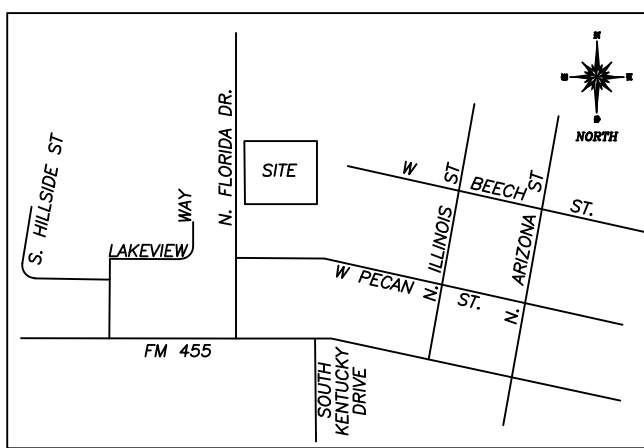
CITY SECRETARY

DATE



LEGEND

- C.M. = CONTROLLING MONUMENT
- = WATER VALVE
- = FENCE POST
- = SANITARY SEWER MANHOLE
- = GAS METER
- = FIRE HYDRANT



VICINITY MAP  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS Assad Tajzoy is the Owners of a tract of land situated in the John Willock Survey, Abstract No. 1055, City of Celina, Collin County, Texas and also being of a called 3.59 acre tract as conveyed to Santhosh Pillai and Renil Radhakrishnan and recorded in Volume 5956, Page 4626, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a bois d'arc post found for corner at the southwest corner of said 3.59 acre tract, said post being in the east ROW line of N. Florida Drive;  
THENCE N 00°50'08" W following the east ROW line of N. Florida Drive a distance of a distance of 298.09' to a capped 1/2" iron rod found for corner in the south line of a called 5.00 acre tract as conveyed to James Heptig and Teddy Maltezos and recorded in C.C. No. 20070904001222180, Collin County, Texas;  
THENCE N 89°44'23" E following the south line of said called 5.00 acre tract a distance of 525.45' to a capped 1/2" iron rod found for corner at the southeast corner of said 5.00 acre tract;  
THENCE S 00°55'14" E a distance of 297.86' to a capped 1/2" iron rod found for corner in the north line of Block 87 of Perkins Addition as recorded in Volume 40, Page 316, D.R.C.C.T.;  
THENCE S 89°42'52" W following the north line of said Block 87 a distance of 525.89' to the POINT OF BEGINNING and 156,626 square feet, 3.596 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Assad Tajzoy, does hereby adopt this plat designating the herein above described property as Celina Village, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and there public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, constructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_\_, 2015

BY: \_\_\_\_\_  
Assad Tajzoy

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Assad Tajzoy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

DAVID J. SURDUKAN  
R.P.L.S. NO. 4613

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David J. Surdukan, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

Given under my seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

**CONSTRUCTION PLAT**  
**CELINA VILLAGE**  
**CONSTRUCTION PLAT**  
**CELINA VILLAGE**  
**18 RESIDENTIAL LOTS**  
**AND 1 HOA LOT**  
**3.596 ACRES**  
**JOHN WILLOCK SURVEY**  
**ABSTRACT NO. 1055**  
**CITY OF CELINA**  
**COLLIN COUNTY, TEXAS**

OWNER  
**ASSAD TAJZOY**  
4804 BELLERIVE DR.  
DALLAS TEXAS 75287  
(214) 402-0963

SURVEYOR  
**SURDUKAN SURVEYING, INC.**  
P.O. BOX 126  
ANNA, TEXAS 75409  
(972) 924-8200  
TEXAS FIRM NO. 10069500

**CITY OF CELINA CASE NO.**

SCALE 1" = 30'

REVISED: NOVEMBER 23, 2015  
DATE: APRIL 23, 2015

JOB No. 2013-162





## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: Mike Foreman, City Manager  
From: Ben Rodriguez, Planner  
Meeting Date: December 15, 2015  
Re: Ownsby Farms Phase 1 Construction Plat

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### **Action Requested:**

Consider and act upon a Construction Plat for Ownsby Farms Phase 1, approximately 72.85 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 205 residential lots and nine (9) HOA/common area lots, and generally located west of Preston Road (SH 289), north of Frontier Parkway, south of CR 83 and east of the BNSF Railroad.

### **Background Information:**

Staff has reviewed the proposed Construction Plat for Ownsby Farms Phase 1 and has deemed it acceptable subject to the applicant addressing staff's remaining comments prior to being placed on a City Council agenda.

### **Public Notice:**

N/A

### **Supporting Documents:**

- Plat Exhibit

### **Legal Review:**

N/A

### **Board/Committee Recommendation:**

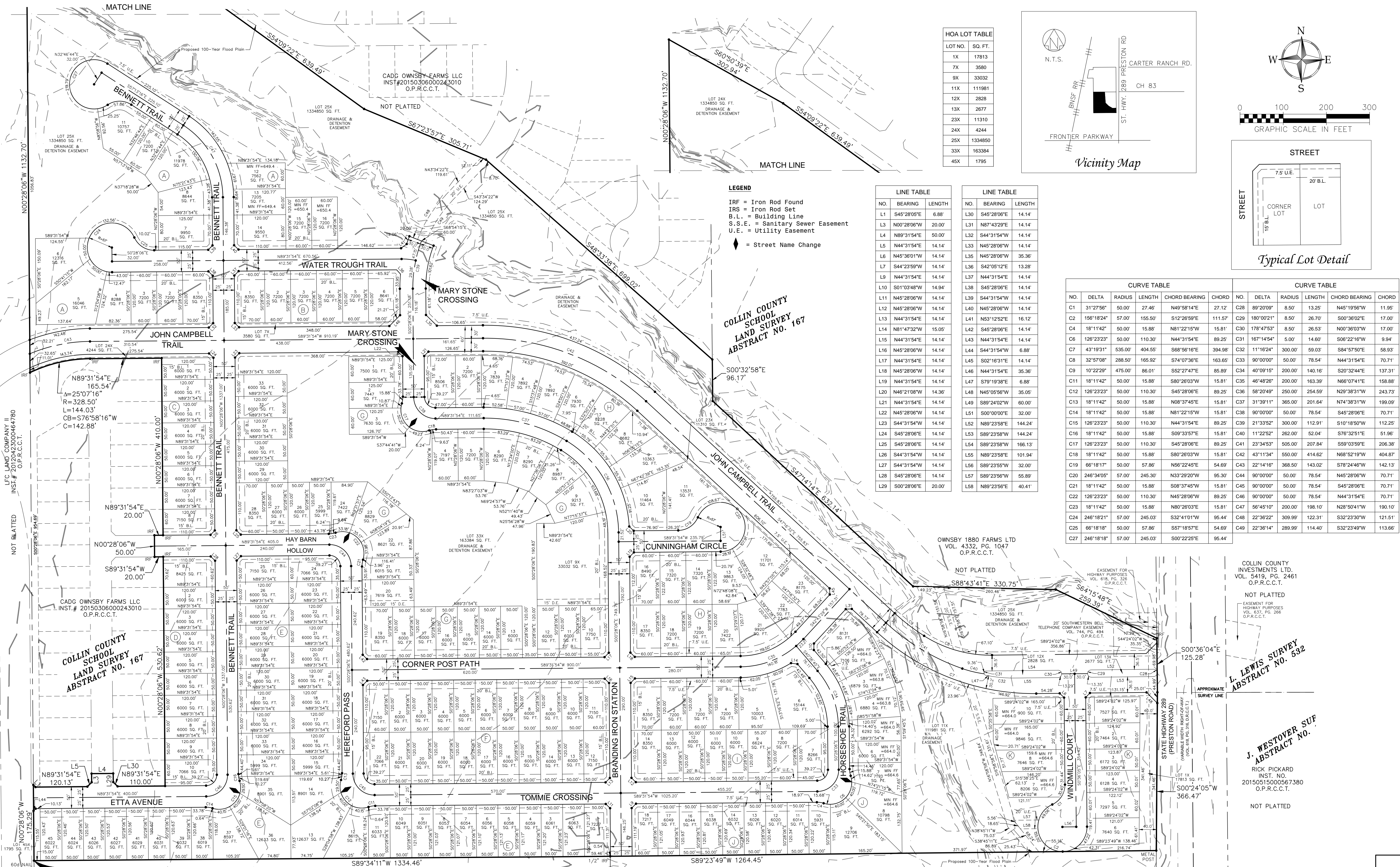
N/A

### **Staff Recommendation:**

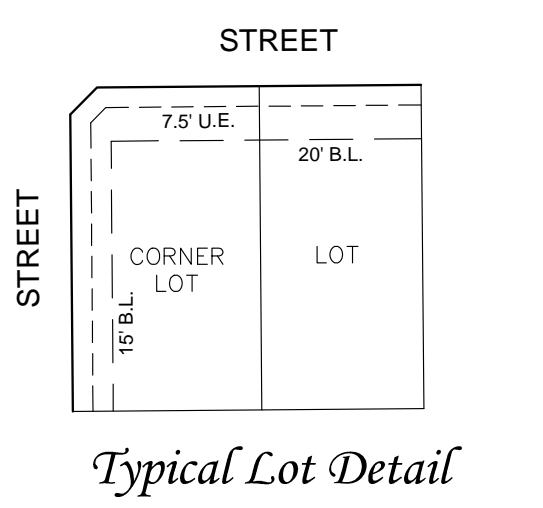
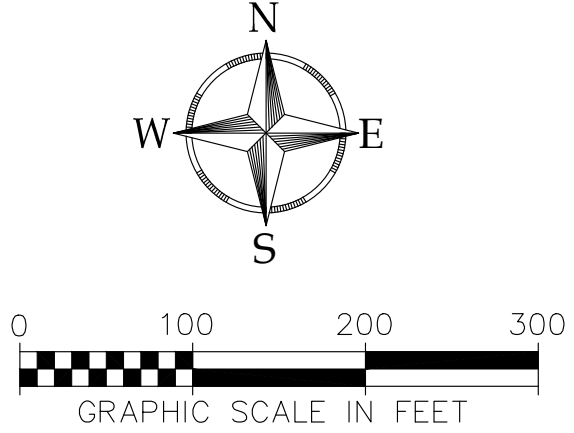
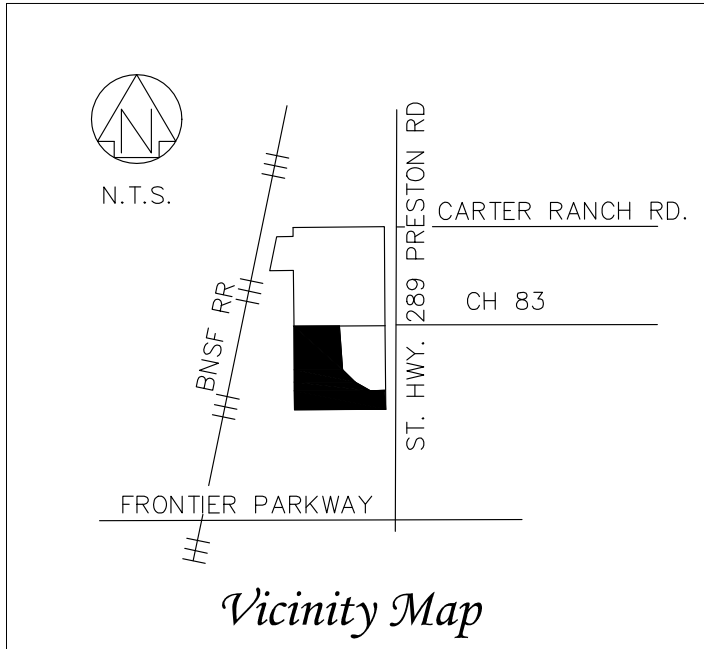
Staff recommends approval of the Construction Plat subject to the applicant addressing staff's remaining comments prior to being placed on a City Council agenda.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1022 or by email at [brodriguez@celina-tx.gov](mailto:brodriguez@celina-tx.gov).





HOA LOT TABLE	
LOT NO.	SQ. FT.
1X	17813
7X	3580
9X	33032
11X	111981
12X	2828
13X	2677
23X	11310
24X	4244
25X	1334850
33X	163384
45X	1795



**LEGEND**  
IRF = Iron Rod Found  
IRS = Iron Rod Set  
S.L. = Building Line  
S.S.E. = Sanitary Sewer Easement  
U.E. = Utility Easement  
◆ = Street Name Change

LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°28'05"E	6.88'
L3	N00°28'06"W	20.00'
L4	N89°31'54"E	50.00'
L5	N44°31'54"E	14.14'
L6	N45°28'06"W	14.14'
L7	S44°23'59"W	14.14'
L9	N44°31'54"E	14.14'
L10	S01°03'48"W	14.94'
L11	N45°28'06"W	14.14'
L12	N45°28'06"W	14.14'
L13	N44°31'54"E	14.14'
L14	N81°47'32"W	15.05'
L15	N44°31'54"E	14.14'
L16	N45°28'06"W	14.14'
L17	N44°31'54"E	14.14'
L18	N45°28'06"W	14.14'
L19	N44°31'54"E	14.14'
L20	N46°21'08"W	14.36'
L21	N44°31'54"E	14.14'
L22	N45°28'06"W	14.14'
L23	S44°31'54"W	14.14'
L24	S45°28'06"E	14.14'
L25	S45°28'06"E	14.14'
L26	S44°31'54"W	14.14'
L27	S44°31'54"W	14.14'
L28	S45°28'06"E	14.14'
L29	S00°28'06"E	20.00'

LINE TABLE		
NO.	BEARING	LENGTH
L30	S45°28'06"E	14.14'
L31	N87°43'29"E	14.14'
L32	S44°31'54"W	14.14'
L33	N45°28'06"E	14.14'
L35	N45°28'06"W	35.36'
L36	S42°05'12"E	13.28'
L37	N44°31'54"E	14.14'
L38	S45°28'06"E	14.14'
L39	S44°31'54"W	14.14'
L40	N45°28'06"W	14.14'
L41	N53°12'52"E	16.12'
L42	N45°28'06"E	14.14'
L43	N44°31'54"E	14.14'
L44	S44°31'54"W	6.88'
L45	S02°16'31"E	14.14'
L46	N44°31'54"E	35.36'
L47	S79°19'38"E	6.88'
L48	N45°05'56"W	35.05'
L49	S89°24'02"W	60.00'
L51	S00°00'00"E	32.00'
L52	N89°23'58"E	144.24'
L53	S89°23'58"W	144.24'
L54	S89°23'58"E	166.13'
L55	N89°23'58"E	101.94'
L56	S89°23'55"W	32.00'
L57	S89°23'56"W	55.89'
L58	N89°23'56"E	40.41'

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	31°27'56"	50.00'	27.46'	N49°58'14"E	27.12'	C28	89°20'09"	8.50'	13.25'	N45°19'56"W	11.95'
C2	156°18'24"	57.00'	155.50'	S12°26'59"E	111.57'	C29	180°00'21"	8.50'	26.70'	S00°36'02"E	17.00'
C4	18°11'42"	50.00'	15.88'	N81°22'15"W	15.81'	C30	178°47'53"	8.50'	26.53'	S00°36'03"W	17.00'
C6	126°23'23"	50.00'	110.30'	N44°31'54"E	89.25'	C31	167°14'54"	5.00'	14.60'	S06°22'16"W	9.94'
C7	43°19'31"	535.00'	404.55'	S68°56'18"E	394.98'	C32	11°16'24"	300.00'	59.03'	S84°57'50"E	58.93'
C8	32°57'08"	288.50'	165.92'	S74°07'38"E	163.65'	C33	90°00'00"	50.00'	78.54'	N44°31'54"E	70.71'
C9	10°22'29"	475.00'	86.01'	S52°27'47"E	85.89'	C34	40°09'15"	200.00'	140.16'	S20°32'44"E	137.31'
C11	18°11'42"	50.00'	15.88'	S80°26'03"W	15.81'	C35	46°48'28"	200.00'	163.39'	N66°07'41"E	158.88'
C12	126°23'23"	50.00'	110.30'	S45°28'06"E	89.25'	C36	58°20'49"	250.00'	254.59'	S89°38'31"W	243.73'
C13	18°11'42"	50.00'	15.88'	N08°37'45"E	15.81'	C37	31°39'11"	365.00'	201.64'	N74°38'31"W	199.09'
C14	18°11'42"	50.00'	15.88'	N81°22'15"W	15.81'	C38	90°00'00"	50.00'	78.54'	S45°28'06"E	70.71'
C15	126°23'23"	50.00'	110.30'	N44°31'54"E	89.25'	C39	21°33'52"	300.00'	112.91'	S10°18'50"W	112.25'
C16	18°11'42"	50.00'	15.88'	S09°33'57"E	15.81'	C40	11°22'52"	262.00'	52.04'	S76°32'51"E	51.96'
C17	126°23'23"	50.00'	110.30'	S45°28'06"E	89.25'	C41	23°34'53"	505.00'	207.84'	S59°03'59"E	206.38'
C18	18°11'42"	50.00'	15.88'	S80°26'03"W	15.81'	C42	43°11'34"	550.00'	414.62'	N68°52'19"W	404.87'
C19	66°18'17"	50.00'	57.86'	N56°22'45"E	54.69'	C43	22°14'16"	368.50'	143.02'	S78°24'46"W	142.13'
C20	246°34'05"	57.00'	245.30'	N33°29'20"W	95.30'	C44	90°00'00"	50.00'	78.54'	N45°28'06"W	70.71'
C21	18°11'42"	50.00'	15.88'	S08°37'45"W	15.81'	C45	90°00'00"	50.00'	78.54'	S45°28'06"E	70.71'
C22	126°23'23"	50.00'	110.30'	N45°28'06"W	89.25'	C46	90°00'00"	50.00'	78.54'	N44°31'54"E	70.71'
C23	18°11'42"	50.00'	15.88'	N80°26'03"E	15.81'	C47	56°45'10"	200.00'	198.10'	N28°50'41"W	190.10'
C24	246°18'21"	57.00'	245.03'	S32°41'01"W	95.44'	C48	22°36'22"	309.99'	122.31'	S32°23'30"W	121.51'
C25	66°18'18"	50.00'	57.86'	S57°18'57"E	54.69'	C49	22°36'14"	289.99'	114.40'	S32°23'49"W	113.66'
C27	246°18'18"	57.00'	245.03'	S00°22'25"E	95.44'						

Revisions:			
Job #:	CEN14007	Drawn By:	JONES
Checked By:	TBRIDGES	Date:	10/21/15

**PELTON**  
LAND SOLUTIONS  
5751 KRUGER DR. STE. 185 KELLER, TX 76244 817-562-3350

SHEET  
1  
1 OF 2 SHEETS

Owner  
CADG Ownsby Farms LLC  
1800 Valley View Lane  
Suite 300  
Farmers Branch, Texas 75234  
469-892-7200  
Date of Preparation: October 2015

A Construction Plat of  
**The Homestead At  
Ownsby Farms Phase 1**

242 Residential lots  
Totaling 72.85 acres  
SITUATED IN THE COLLIN COUNTY SCHOOL  
LAND SURVEY, ABSTRACT NUMBER 167,  
CITY OF CELINA, COLLIN COUNTY, TEXAS





## Memorandum

To: **The Celina Planning and Zoning Commission**  
CC: **Mike Foreman, City Manager**  
From: Ben Rodriguez, Planner  
Meeting Date: December 15, 2015  
Re: Parkside Phase 2 Construction Plat

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### **Action Requested:**

Consider and act upon a Construction Plat for Parkside Phase 2, approximately 27.286 acres situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 644, and containing 122 Residential Lots and four (4) HOA/common area lots. The property is generally located west of Tolleson Drive, south of FM 455 and north of W. Sunset Blvd. and east of FM 428.

### **Background Information:**

The Parkside Phase 2 Construction Plat is to facilitate the final phase of Parkside. Staff has reviewed the proposed Construction Plat has deemed it acceptable subject to the applicant addressing staff's remaining comments prior to being placed on a City Council agenda.

### **Financial Considerations:**

N/A

### **Legal Obligations and Review:**

N/A

### **Supporting Documents:**

- Parkside Phase 2 Construction Plat

### **Board/Committee Recommendation:**

N/A

### **Staff Recommendation:**

Staff recommends approval of the Construction Plat subject to the applicant addressing staff's remaining comments prior to being placed on a City Council agenda.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 or by email at Brodriguez@celina-tx.gov.

Stephen Harold Mills  
Vol. 4987, Pg. 3011 DRCCT  
Zoned SF-7.5

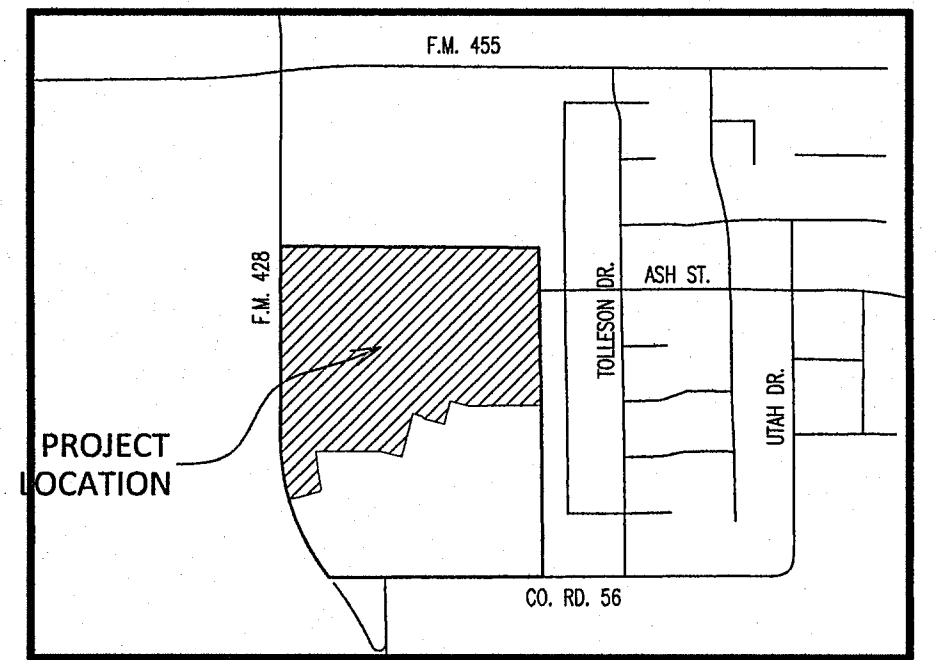
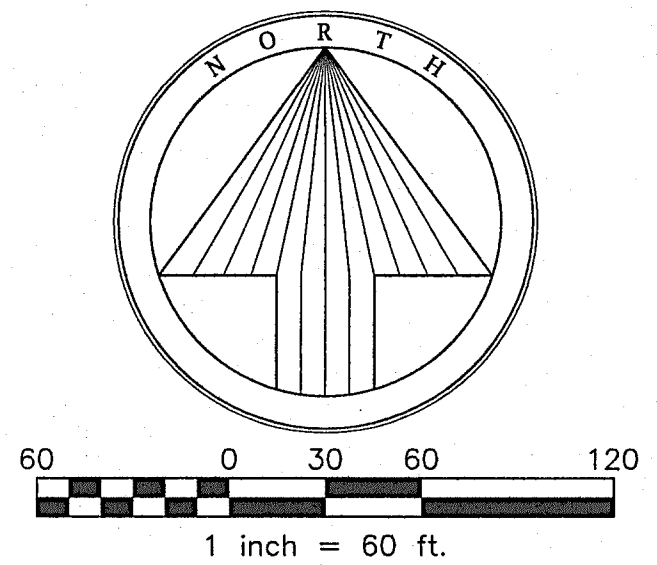
Lot 1, Block X  
CELINA CITYPARK ADDITION  
Cab. 2013, Pg. 100 PROCT Zoned AG

F.M. 428  
90' R.O.W.

POINT OF BEGINNING

First United Methodist Church of Celina  
Doc. No. 20060619000837780 DRCCT  
Zoned SF-7.5

Lot 4, Block X  
Open Space For  
Landscape Purposes  
To Be Owned By The HOA



LOCATION MAP  
1" = 1000'

NOTES:

- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- Base of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
- No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48055C01101, dated June 2, 2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).
- Secondary Story Window Restrictions: The homes adjacent to the eastern property boundary that have a second story shall not have windows on the second story facing east toward the homes and yards of the adjacent properties.

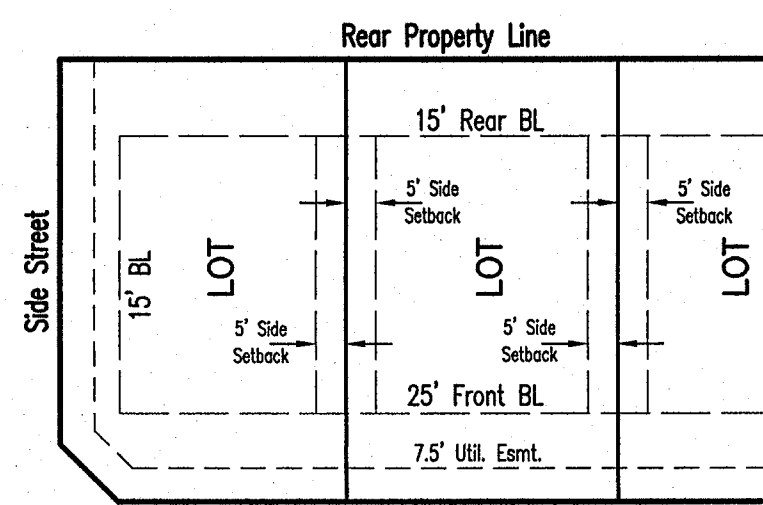
LEGEND	
(Not All Items may be applicable)	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
CIRF	1/2" IRON ROD W/ PLASTIC CAP FOUND
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
UE	DRAINAGE AND UTILITY EASEMENT
WE	WATER EASEMENT
SS	SANITARY SEWER EASEMENT
(R/W)	RIGHT-OF-WAY
BL	BUILDING LINE
◆	STREET NAME CHANGE
C/L	CENTERLINE
□	BLOCK DESIGNATION
PROCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

CITY PROJECT NO. P-201506-01  
CONSTRUCTION PLAT

**PARKSIDE PHASE 2**  
122 RESIDENTIAL LOTS DEVELOPED &  
4 HOA LOTS - 27.286 ACRES  
IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 644  
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER / APPLICANT  
Forestar (USA) Real Estate Group  
14755 Preston Road, Ste. 710  
Dallas, Texas 75254  
Telephone (972) 341-2939  
Contact: Thomas Burleson

ENGINEER / SURVEYOR  
Spilars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Tim Spilars



Front Property Line/Street  
**TYPICAL LOT DETAILS**  
122 LOTS TO PD-29 STANDARDS  
ON 50' R.O.W. (w/NO ALLEY ACCESS)  
(122 Lots/27.286 Acres = 4.47 units/acres)

Line Table		
Line #	Bearing	Distance
L1	S 44°45'11" E	21.21'
L2	S 45°14'49" W	21.21'
L3	N 44°45'11" W	21.21'
L4	S 45°14'49" W	21.21'
L5	N 45°14'49" E	14.14'
L6	S 44°45'11" E	14.14'
L7	N 45°14'49" E	14.14'
L8	N 44°45'11" W	14.14'
L9	N 45°14'49" E	14.14'
L10	S 45°07'28" E	14.23'
L11	N 45°39'35" E	13.85'
L12	N 33°46'51" W	15.59'

Line Table		
Line #	Bearing	Distance
L13	S 51°34'50" W	13.47'
L14	N 44°30'15" E	14.14'
L15	N 25°29'37" W	12.91'
L16	N 60°56'38" E	14.41'
L17	N 34°57'38" W	14.85'
L18	N 45°14'49" E	14.14'
L19	N 44°45'11" W	14.14'
L20	S 07°14'49" W	78.21'
L21	S 45°29'45" E	15.00'
L22	S 45°29'45" E	31.50'
L23	N 07°14'49" E	25.00'
L24	N 14°38'28" E	25.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	142.75'	500.0'	163°35'16"	S 79°52'26" E	98.97'
BC2	22.43'	7.32'	175°29'32"	N 85°51'08" W	14.63'
BC3	29.30'	375.00'	428°34"	S 02°29'06" W	29.29'
C4	51.24'	1050.00'	247°46"	S 01°09'04" E	51.23'
C5	74.57'	400.00'	104°05'2"	S 05°35'15" W	74.46'
C6	100.49'	400.00'	142°33'39"	N 82°33'21" W	100.23'
C7	150.56'	500.00'	171°15'12"	S 23°20'29" W	150.00'
C8	283.30'	500.00'	322°7'50"	N 15°44'10" E	279.53'
C9	214.06'	500.00'	243°1'46"	N 77°29'18" W	212.43'
C10	176.43'	400.00'	251°6'20"	S 77°51'35" E	175.01'
C11	64.32'	400.00'	91°24'5"	S 04°06'37" W	64.25'
C12	106.19'	400.00'	151°2'38"	S 82°53'26" E	105.88'
C13	41.99'	195.00'	122°0'11"	S 06°24'55" W	41.90'